

## **Minutes: Leesburg Planning Commission September 5, 2002**

The Leesburg Planning Commission met on Thursday, September 5, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Susan Swift, Randy Hodgson, Lee Phillips, Nick Colonna, Delane Parks, Nancy Kitchens, Charlie Mumaw and Jennifer Moore.

### **CALL TO ORDER:**

The meeting was called to order at 7:15 p.m.

### **ROLL CALL:**

Present: Chairman Cliff Vaughan  
Commissioner Bangert  
Commissioner Clem – 7:20  
Commissioner Werner – 7:15  
Commissioner Hoovler  
Commissioner Kennedy – 7:30  
Councilmember Umstattd

### **ADOPTION OF MINUTES:**

Commissioner Hoovler made a motion to approve the minutes of August 1, 2002 as amended.

Motion: Hoovler  
Second: Bangert  
Carried: 5-0

### **REMARKS BY PETITIONERS**

Ms. Laurie Dunham of 137 Burnell Place, SE came forward to speak. Ms. Dunham came forward to show here support of the Zoning Ordinance Amendment regarding High Speed Internet Access.

Ms. Nancy Weidem Hamer of 706 Chadfield Way came forward to speak. Ms. Weidem Hamer spoke about the lack of improvements to Dry Hollow Road and the lack of lighting, both associated with the two new proposed schools.

### **PUBLIC HEARINGS:**

None

**SUBDIVISION AND LAND DEVELOPMENT:**

**FRANCES H. REID ELEMENTARY/SMART'S MILL MIDDLE – PRELIMINARY/FINAL DEVELOPMENT PLAN – Nick Colonna, Senior Planner**

Mr. Colonna presented a staff report to the Commission regarding the above application.

Mr. Evan Mohler, Assistant Superintendent came forward to speak and answer questions from the Commission.

Mr. Tom Sullivan, Director of Construction came forward to speak to the Commission and answer any questions.

Mr. Steve Hostedler, representative for the applicant spoke regarding the application.

Commissioner Werner made a motion to approve the application as submitted by staff.

Motion: Werner

Second: Clem

Carried: 5-1 with Vaughan voting Nay

Commissioner Werner made a motion to hold a public hearing on a request for a variation from Section 13-73G of the Subdivision Ordinance to eliminate the required public road improvements to Dry Hollow Road Route 837 and also to hold a public hearing on a variation request from Section 13-73B to not include the street lights required along with public road improvements, both of which the Town received this request on August 26, 2002.

Motion: Werner

Second: Clem

Carried: 5-1 with Kennedy voting Nay

**STONE HARPER HOUSE – PRELIMINARY/FINAL DEVELOPMENT PLAN – John Johnston, Senior Planner**

Mr. Phillips gave a brief staff report regarding this application. He stated that this is a first submission briefing and does not require action at the time by the Planning Commission.

Ms. Debby Heinberger, representative for the applicant came forward to speak to the Commission.

Ms. Joan Rokus, came forward to speak regarding this application.

**BATTLEFIELD SHOPPING CENTER (STAPLES) PRELIMINARY/FINAL DEVELOPMENT PLAN – Delane Parks, Senior Planner**

Mr. Parks presented a brief staff report to the Commission regarding this application.

Mr. Scott Spectra, owner, came forward to speak.

Commissioner Kennedy made a motion to approve the application as submitted by staff.

Motion: Kennedy

Second: Clem

Carried: 6-0

**LEESBURG TOYOTA PARKING LOT EXPANSION – NO ADVERSE IMPACT CERTIFICATION – John Johnston, Senior Planner**

Mr. Parks gave a brief report regarding this application.

**HERITAGE WAY RECREATION CENTER – NO ADVERSE IMPACT CERTIFICATION - John Johnston, Senior Planner**

Mr. Phillips gave a brief report regarding this application.

**ZONING:**

**ZOAM – 2002-02 – AMENDMENT TO HOME OCCUPATION REGULATIONS FOR HIGH SPEED INTERNET PROVIDERS – Brian Boucher, Zoning Administrator**

Chairman Vaughan recused himself from this application.

Mr. Boucher came forward to discuss this amendment with the Commission.

Mr. Michael Rogers, Chairman of the IT Commission, came forward to add to the comments by Mr. Boucher.

**COMPREHENSIVE PLANNING:**

**309 PARKER COURT, SE 2002-01 – Nancy Kitchens, Senior Planner**

Ms. Kitchens gave a brief staff report regarding this application.

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Commissioner Clem made a motion to approve the application as submitted by staff.

Motion: Clem  
Second: Kennedy  
Carried: 6-0

**PREVIEW – SE 2002-03 – FIRST CITIZENS BANK** – Randy Hodgson, Chief of Planning

Mr. Hodgson gave a brief preview of this application. He noted that it would be coming before the Commission on September 19, 2002 for a public hearing.

Mr. Steve Robbin, representative for the applicant came forward to discuss the application and answer any questions from the Commission.

### **COUNCIL REPRESENTATIVE’S REPORT:**

Mayor Umstattd announced that she would be meeting with the applicants regarding the site on Edwards Ferry Road, next to Sheets. The application will be placed on the Town Council worksession agenda under new business to brief the Council. She stated that the proposal is for a Kentucky Fried Chicken and A&W drive-thru facility.

Mayor Umstattd also reminded everyone of the September 11<sup>th</sup> ceremony on the Town green.

### **STAFF AND COMMITTEE REPORTS:**

Commissioner Kennedy attended the Economic Development Committee retreat and shared his thoughts on the meeting.

### **NEW BUSINESS:**

**ELECTION OF VICE-CHAIRMAN AND PARLIMENTARIAN** – Commissioner Werner read the by-laws aloud to the Commission regarding election of officers.

Even though the bylaws stated that the election would be done by ballot, it was determined that secret ballots are not permitted, therefore the elections were done by nomination and public vote.

Commissioner Kennedy made a motion to nominate Commissioner Clem for vice-chairman.

Motion: Kennedy  
Second: Bangert  
Carried: 4-0-1 with Werner abstaining

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Commissioner Bangert made a motion to nominate Commissioner Werner for parliamentarian.

Motion: Bangert

Second: Hoovler

Carried: 5-0-1 with Werner abstaining

### **OLD BUSINESS:**

Commissioner Bangert requested that each staff report that is applicable have a timeline for deadlines for the application.

### **ADJOURNMENT:**

There being no further business the meeting adjourned at 10:10 p.m.

**PREPARED BY:**

**APPROVED BY:**

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**Jennifer Moore, Commission Clerk**

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**Cliff Vaughan, Chairman**